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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

SUBDIVISION REVIEW BOARD

MEETING DATE March 6, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Charles Litten	FILE NO. CO 01-0067 S000274P				
SUBJECT Hearing to consider a request by Charles Litten for a Tentative Parcel Map (CO 01-0067) to subdivide an existing ten acre parcel into two parcels of five acres each for the purpose of sale and/or development. The proposed project is within the Residential Rural land use category and is located on the south side of Aloma Way (421 Aloma Way), approximately ½ mile east of the Aloma Way/Halcyon Road intersection, approximately two miles north of the community of Nipomo. The site is in the South County (Inland) planning area.							
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 01-0067 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 19, 2006 for this project. Mitigation measures are proposed to address Biological Resources, Public Services and Utilities, and Recreation and are included as conditions of approval.							
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 075,232,024	SUPERVISOR DISTRICT(S) 4				
PLANNING AREA STANDARDS: 22.112.020 – Area Wide standards, 22.112.040 – Rural Area standards							
LAND USE ORDINANCE STANDARDS: 22.22.060 – Subdivision standards in the Residential Rural land use category							
EXISTING USES: Two single family residences							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%; border: none;"><tr><td style="width: 50%;"><i>North:</i> Residential Rural/Residences</td><td style="width: 50%;"><i>East:</i> Residential Rural/Residences</td></tr><tr><td><i>South:</i> Residential Rural/Residences</td><td><i>West:</i> Residential Rural/Residences</td></tr></table>				<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Rural/Residences	<i>South:</i> Residential Rural/Residences	<i>West:</i> Residential Rural/Residences
<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Rural/Residences						
<i>South:</i> Residential Rural/Residences	<i>West:</i> Residential Rural/Residences						
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Environmental Health, County Parks, CDF, APCD							
TOPOGRAPHY: Mostly level to gently sloping		VEGETATION: Grasses, forbs, oak woodland, Pismo Clarkia					
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: December 26, 2001					
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for five acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	0-5 miles from the Nipomo urban reserve line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the high fire hazard area	5 acres
Access	Located on a 40 foot right-of-way	5 acres
Slope	Average slope is between 0 and 15%	5 acres

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, both an offer of dedication and road improvements are recommended as a means of providing appropriate access and circulation for this area.

PLANNING AREA STANDARDS:

22.112.040(G) – Applicable standards include providing an 80-foot front setback for new development and retaining existing vegetation as much as feasible into the subdivision design. As proposed and conditioned, the project meets these standards.

STAFF COMMENTS: The initial study checklist was initially prepared in February 2002. Several discussions with Fish and Game lead to the open space areas included in the Mitigated Negative Declaration for protection of Pismo Clarkia, a federally listed endangered plant. The Environmental Coordinator concluded the "old" checklist was adequate in terms of supporting a Mitigated Negative Declaration that would provide for mitigation of potentially adverse impacts of the proposed project.

Additionally, due to the Board of Supervisors decision to adopt a Level of Service II for water on the Nipomo mesa, water conservation measures have been included as conditions of approval for the project.

AGENCY REVIEW:

Public Works - Supports with conditions

Environmental Health – Stock conditions for on-site well and septic

County Parks – Require an A-1(x) trail and Quimby and Building Division fees

CDF – See attached fire safety plan

APCD – Inconsistent with the Clean Air Plan

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 19, 2006 for this project. Mitigation measures are proposed to address Biological Resources, Public Services and Utilities, and Recreation and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and accessory structures.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and accessory structures.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is of limited size and scope and areas where endangered plant species exist will be permanently protected within an open space easement.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 01-0067 (LITTEN)

Approved Project

1. A vesting tentative parcel map to subdivide an existing ten acre parcel into two parcels of five acres each for the purpose of sale and/or development.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Aloma Way widened to complete an A-1 (x) section fronting the property.
 - b. An A-1(x) trail along the Aloma Way frontage.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening purposes five feet along Aloma Way, to be described as 25 feet from the recorded centerline.
4. A private easement be reserved on the map for access to lot 2.

Improvement Plans

5. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Trail plan, to be approved jointly with the Park Division.
6. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
7. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Fire Protection

8. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated April 5, 2001.

Parks and Recreation (Quimby) Fees

9. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

10. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

11. **Prior to recordation of the final map**, an open space easement be recorded for the areas of the site as shown in on the tentative map exhibit attached hereto (and as part of the Mitigated Negative Declaration for the project). It is to be held in single ownership. The open space parcel is to be maintained as such in perpetuity. The easement shall be set aside as open space in perpetuity for its value as habitat for Pismo clarkia. No structures, grading, site disturbance, native vegetation removal with the exception of poison oak in which spraying can occur between the months of September, October and November, vehicle use or storage, introduction of nonnative plants, mowing, discing or any other action likely to negatively affect the Pismo clarkia, its potential pollinators, or surrounding habitat shall occur within the open space easement. Grazing by domestic livestock may only occur between the months of October - January. No grazing may occur between the months of February - August. Herbicides may be applied for poison oak and invasive weeds in September, October and November.

Additional Map Sheet

12. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
 - b. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated April 5, 2001 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - c. **For the life of the project**, the Developer agrees to allow the County, a land conservancy, resource agency or other appropriate entity, the right to enter the open space area, shown on the final exhibit to the open space agreement, to ensure compliance with the easement restrictions and to assess the Pismo clarkia population. However, prior to entering the open space area, the County, land conservancy, resource agency, or other appropriate entity shall give 72-hour written "notice of intent" to visit the site.

- d. **For the life of the project**, vegetation clearance around structures, necessary to comply with local fire control codes, shall not extend into the Pismo clarkia open space area unless authorized by a Memorandum of Understanding (MOU), for maintenance of the Pismo clarkia, between the property owner and the California Department of Fish and Game.
- e. No more than six (6) oak trees that are greater than six inches in diameter measured four feet from the ground will be removed as a result of future grading or construction activities on Parcels 1 and 2. This includes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.
- f. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak tree's root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)
- g. **At the time of application for construction permits**, the applicant shall submit construction plans showing the number of trees to be removed and the number of trees impacted as the result of the development. The plans shall show replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 6 oak trees having a six inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- h. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- i. These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- j. All oak trees to remain on-site that are within fifty feet of construction or grading activities on Parcels 1 and 2 will be marked for protection (e.g., with flagging) and their root zone fenced **prior to any grading**. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.
- k. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a

hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

- i. **Prior to issuance of building permits**, construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.
- m. **Prior to final inspection of building permits**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans.

Covenants, Conditions and Restrictions

- 13. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. Maintenance of the driveway easement within the subdivision.
 - b. **For the life of the project**, the Developer agrees to allow the County, a land conservancy, resource agency or other appropriate entity, the right to enter the open space area, shown on the final exhibit to the open space agreement, to ensure compliance with the easement restrictions and to assess the Pismo clarkia population. However, prior to entering the open space area, the County, land conservancy, resource agency, or other appropriate entity shall give 72-hour written "notice of intent" to visit the site.
 - c. **For the life of the project**, vegetation clearance around structures, necessary to comply with local fire control codes, shall not extend into the Pismo clarkia open space area unless authorized by a Memorandum of Understanding (MOU), for maintenance of the Pismo clarkia, between the property owner and the California Department of Fish and Game.
 - d. No more than six (6) oak trees that are greater than six inches in diameter measured four feet from the ground will be removed as a result of future grading or construction activities on Parcels 1 and 2. This includes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.
 - e. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak tree's root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)
 - f. **At the time of application for construction permits**, the applicant shall submit construction plans showing the number of trees to be removed and the number of trees impacted as the result of the development. The plans shall show replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the

development of the project , and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 6 oak trees having a six inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project.

Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

- g. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- h. These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
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- j. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
- k. **Prior to issuance of building permits**, construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.
- l. **Prior to final inspection of building permits**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the

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narrowest pipe possible (e.g., from 1" to ½" diameter). **Prior to permit issuance**, the measure(s) to be used shall be shown on all applicable plumbing plans.

Miscellaneous

14. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
15. Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
16. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

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7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (SF)

ENVIRONMENTAL DETERMINATION NO. ED01-425

DATE: January 19, 2006

PROJECT/ENTITLEMENT: Litten Tentative Parcel Map S000274P/CO01-0067

APPLICANT NAME: Charles Litten

ADDRESS: 421 Aloma Way, Arroyo Grande, CA 93420

CONTACT PERSON: Charles Litten

Telephone: 805-348-5420

PROPOSED USES/INTENT: Request by Charles Litten to subdivide an approximate ten acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes off-site road improvements to Aloma Way for a trail. The proposed project is within the Residential Rural land use category.

LOCATION: The proposed project is located at 421 Aloma Way, approximately ½ mile northeast of Halcyon Road, on the Arroyo Grande/Nipomo Mesa, approximately three miles north of the community of Nipomo. The site is in the South County (Inland) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
 County Government Center, Rm. 310
 San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on February 2, 2006

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*

☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
 County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Stephanie Fuhs

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Litten Tentative Parcel Map CO01-0067 / (S000274P)

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- | | |
|---|---|
| • Project File for the Subject Application | • Archaeological Resources Map |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for San Luis Obispo County |
| • County Land Use Ordinance | • Flood Hazard Maps |
| • Area of Critical Concerns Map | • Airport Land Use Plans |
| • Fire Hazard Severity Map | • Other special studies, reports and existing EIRs as appropriate |
| • Natural Species Diversity Database | |
| • Areas of Special Biological Importance Map | |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

<u>xx</u> County Public Works Department	<u>xx</u> CA Department of Fish and Game
<u>xx</u> County Environmental Health Division	<u>xx</u> CA Department of Forestry
<u> </u> County Planning Division	<u> </u> CA Department of Transportation
<u> </u> County Agricultural Commissioner's Office	<u> </u> Regional Water Quality Control Board
<u> </u> County Airport Manager	<u> </u> CA Coastal Commission
<u> </u> Airport Land Use Commission	<u> </u> _____Community Service District
<u> </u> Air Pollution Control District	<u> </u> Other
<u> </u> County Sheriff's Department	

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

3-15

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable
 Insignificant Impact
 Impact Can & Will be Mitigated
 Potentially Significant Impact

I. BIOLOGICAL RESOURCES

- A. Wildlife () () (x) ()
- B. Vegetation () (x) () ()
- C. Habitat Area () () (x) ()
- D. Rare and/or Endangered Species () (x) () ()
- E. Unique or Fragile Biotic Community () () (x) ()
- F. State Area of Special Biological Importance () () (x) ()
- G. Riparian/Wetland Area () () (x) ()
- H. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D x

(x) See attached exhibits: (x)Developer's Statement; ()Agency Response _____

()Revised Plans; ()Designated Bldg Sites

(x) See Special Environmental Considerations

() See Document in file _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- A. Increased Storm Water Runoff () () (x) ()
- B. Erodible Soils/Erosion () (x) () ()
- C. Poorly Drained Soils () () (x) ()
- D. Sedimentation () (x) () ()
- E. Contributes to Existing Drainage Problem () () (x) ()
- F. Alters Existing Drainage Course or Waterway () () (x) ()
- G. Other: _____ () () () ()

Mitigation: A ___ B x [see LUO sec.22.05.032(CZLUO 23.05.032); C ___ D ___
22.05.034(CZLUO 23.05.034)]

(x) See attached exhibit(s): ()Developer's Statement; (x)Agency Response Co Public Works

(x)Sedimentation & Erosion Control/Drainage Plan

(x) See Special Environmental Considerations

() See Document in file _____

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- | | | |
|----|---|-----------------|
| A. | Landslide Hazard | () () (x) () |
| B. | Seismic Hazard | () () (x) () |
| C. | Topographic Alteration; Grading for
Building__, Driveways__, Roads__, Other __ | () () (x) () |
| D. | Soil Expansion | () () (x) () |
| E. | Steep Slopes | () () () (x) |
| F. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Sed./Erosion Control Plan; () Revised Plans; () Designated Bldg Sites
 () See Special Environmental Considerations
 () See Document in file _____

IV. WATER RESOURCES

- | | | |
|----|---------------------------------|-----------------|
| A. | Groundwater Quantity | () () (x) () |
| B. | Groundwater Quality | () () (x) () |
| C. | Surface Water Quantity | () () (x) () |
| D. | Surface Water Quality | () () (x) () |
| E. | Stream Flow Change | () () (x) () |
| F. | Change to Estuarine Environment | () () () (x) |
| G. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- (x) See attached exhibit(s): () Developer's Statement; (x) Agency Response Env. Health Memo
 () Hydrology Report
 () See Special Environmental Considerations
 () See Document in file _____

V. POLLUTION

- | | | |
|----|---|-----------------|
| A. | Hazardous Materials | () () (x) () |
| B. | Groundwater Pollution | () () (x) () |
| C. | Surface Water Pollution | () () (x) () |
| D. | Increase in Existing Noise Levels | () () (x) () |
| E. | Exposure of People to Severe Noise Levels | () () (x) () |
| F. | Substantial Air Emissions | () () (x) () |
| G. | Deterioration of Ambient Air Quality | () () (x) () |
| H. | Creation of Objectionable Odors | () () (x) () |
| I. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- (x) See attached exhibit(s): () Developer's Statement; (x) Agency Response _____
 () Hydrology/Noise Study
 () See Special Environmental Considerations
 () See Document in file _____

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

VI. TRAFFIC

- A. Increase in Vehicle Trips () () (x) ()
- B. Reduced Levels of Service on Existing Public Roadways () () (x) ()
- C. Limited or Unsafe Access () () (x) ()
- D. Creates Unsafe Conditions on Public Roadways () () (x) ()
- E. Areawide Traffic Circulation () () (x) ()
- F. Internal Traffic Circulation () () (x) ()
- G. Other: _____ () () () ()

Mitigation: A ____ B ____ [see Co. Code Title 13.01.010-.060; _____ Circulation Fee]; C ____ D ____

(x) See attached exhibit(s): ()Developer's Statement; (x)Agency Response Co Public Works Memo
()Traffic Study

() See Special Environmental Considerations

() See Document in file _____

VII. PUBLIC SERVICES

- | | | |
|----|--------------------------|-----------------|
| A. | Fire Protection Services | () () (x) () |
| B. | Police/Sheriff Services | () () (x) () |
| C. | Schools | () () (x) () |
| D. | Community Wastewater | () () () (x) |
| E. | Community Water Supply | () () (x) () |
| F. | Solid Waste Disposal | () () (x) () |
| G. | Onsite Wastewater | () () (x) () |
| H. | Onsite Water | () () (x) () |
| I. | Other: _____ | () () () () |

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___

() See attached exhibit(s): () Developer's Statement; () Agency Response _____

() See Special Environmental Considerations

() See Document in file _____

VIII. AESTHETIC/CULTURAL RESOURCES

- | | | |
|----|-----------------------------------|-----------------|
| A. | Visual Impact from Public Roadway | () () (x) () |
| B. | Increased Light or Glare | () () (x) () |
| C. | Alters Important Scenic Vista | () () (x) () |
| D. | Archaeological Resources | () () (x) () |
| E. | Historic Resources | () () (x) () |
| F. | Other: _____ | () () () () |

Mitigation: A ____ B ____ C ____ D ____

() See attached exhibit(s): () Developer's Statement; () Agency Response_____

() Visual Analysis; () Revised Plans; () Landscape Plan; () Designated Bldg Sites

(x) See Special Environmental Considerations

(x) Document in file Cultural Resource Inventory, Parker and Assoc. 8/22/00

3-18

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

IX. HOUSING AND ENERGY

- | | | |
|----|--|-----------------|
| A. | Creates Substantial Demand for Housing | () () (x) () |
| B. | Uses Substantial Amount of Fuel or Energy | () () (x) () |
| C. | Encourages Growth Beyond Resource Capacities | () () (x) () |
| D. | Other: _____ | () () () () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- | | | |
|----|---|-----------------|
| A. | Eliminates Valuable Mineral Resources | () () () (x) |
| B. | Prime Agricultural Soils | () () (x) () |
| C. | Conflicts with Existing Agricultural Area | () () (x) () |
| D. | Change from Agriculture to Other Uses | () () (x) () |
| E. | Other: _____ | () () () () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- | | | |
|----|---------------------------------------|-----------------|
| A. | Growth Inducing Effects | () () (x) () |
| B. | Precedent for Change in Area Land Use | () () (x) () |
| C. | Cumulative Effects: <u>Fire</u> | () (x) () () |
| | <u>Police</u> | () () () () |
| | <u>Schools</u> | () () () () |
| D. | Other: _____ | () () () () |

Mitigation: A ___ B x (School Fee, Countywide Fee) C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

INITIAL STUDY PREPARATION

Prepared by: Name Jeff Oliveira Signature Jeff Oliveira Date 1/14/06

Reviewed by: Name Jeff Oliveira Signature Jeff Oliveira Date 2/14/06

G:\Virtual Project Files\Land Divisions\2000\Parcel Maps\S0000274P - Litten\Environmental Determination\Litten.IS.list.wpd(02/01)

SPECIAL ENVIRONMENTAL CONSIDERATIONS

The applicant is requesting to subdivide an existing 10 acre parcel into two parcels of 5 acres each for the sale and/or development of each proposed parcel. The project is located at 421 Aloma Way, approximately ½ mile northeast of Halcyon Road, on the Arroyo Grande/Nipomo Mesa.

During the Initial Study process, several issues were evaluated to determine if the project could result in significant environmental effects. In each case, the applicant has agreed to specific mitigation measures to reduce the identified impact and it has been determined that no significant environmental effects will occur from the proposed project. The following is a discussion of the results of the Initial Study conducted for the project, focusing on these issues.

BIOLOGICAL RESOURCES

A botanical survey was prepared for the proposed project which found Pismo Clarkia which is listed as rare by the California Department of Fish and Game and as endangered by the United States Fish Wildlife Service. The largest population of plants was found in the northeast corner of proposed Parcel 2, with smaller populations of the plant along Aloma Way and the point where the existing driveway intersects the fence line between the two parcels. The developers statement includes placing these areas in a perpetual open space easement in order to direct development away from existing plant populations.

CULTURAL RESOURCES

The archaeological surface survey was not prepared for the proposed project because surveys have been completed on three sides of the proposed project and no cultural resources have been found.

Based on the above discussion, the potential on-site, off site, and cumulative impacts associated with the request are not considered significant. Therefore, a Negative Declaration is appropriate under the California Environmental Quality Act.

3-20

DATE: July 20, 2005

**DEVELOPER'S STATEMENT FOR LITTEN PARCEL MAP
ED01-425 (CO 01-0067; S000274P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

SPECIAL STATUS PLANTS

1. **Prior to recordation of the parcel map**, the Developer agrees to enter into an open space agreement granting an open space easement in perpetuity to the County in a form approved by County Counsel for the area of Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*) habitat shown on the map in Exhibit "A".
2. The easement shall be set aside as open space in perpetuity for its value as habitat for Pismo clarkia. No structures, grading, site disturbance, native vegetation removal with the exception of poison oak in which spraying can occur between the months of September, October and November, vehicle use or storage, introduction of nonnative plants, mowing, discing or any other action likely to negatively affect the Pismo clarkia, its potential pollinators, or surrounding habitat shall occur within the open space easement. Grazing by domestic livestock may only occur between the months of October - January. No grazing may occur between the months of February - August. Herbicides may be applied for poison oak and invasive weeds in September, October and November.

Monitoring: County Public Works Department, in consultation with the Department of Planning and Building, will verify that open space easement has been recorded prior to parcel map approval.

3. **For the life of the project**, the Developer agrees to allow the County, a land conservancy, resource agency or other appropriate entity, the right to enter the open space area, shown on the final exhibit to the open space agreement, to ensure compliance with the easement restrictions and to assess the Pismo clarkia population. However, prior to entering the open space area, the County, land conservancy, resource agency, or other appropriate entity shall give 72-hour written notice of intent to visit the site.

Monitoring: Compliance will be verified by Department of Planning and Building.

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4. **For the life of the project**, vegetation clearance around structures, necessary to comply with local fire control codes, shall not extend into the Pismo clarkia open space area unless authorized by a Memorandum of Understanding (MOU), for maintenance of the Pismo clarkia, between the property owner and the California Department of Fish and Game.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

5. **For the life of the project**, owners of the parcels and any contractor conducting fuel modification for fire protection shall be alerted of the status, location and description of Pismo Clarkia. The following standards shall be applied to the open space easement areas and this notice shall be included on an additional map sheet and included in the CC&Rs prepared for the project:
- Mowing to a height of six inches, as necessary according to CDF shall only take place after Labor Day to ensure seeding of the Clarkia has occurred.
 - Brush material shall be removed from the open space area prior to being mulched. No mulch, straw or other similar material may be placed within the open space easement area.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

OAK TREE REMOVAL/PROTECTION

6. No more than six (6) oak trees that are greater than six inches in diameter measured four feet from the ground will be removed as a result of future grading or construction activities on Parcels 1 and 2. This includes tree removal during future grading for any construction activities, including driveways, garages, home sites, guest houses, sheds, animal corrals, and/or related structures.

Monitoring: The Environmental Coordinator, in consultation with the Department of Planning and Building will monitor future grading or construction activities to assure the protection of on-site oak trees.

7. All future buildings on Parcels 1 and 2 will be located outside the root zones of all mature oak trees which have a six inch diameter or larger at four feet from the ground. (Note: The outer edge of an oak trees root zone is 1-1/2 times the distance from the trunk to the drip line of the tree.)

Monitoring: The Environmental Coordinator, in consultation with the Department of Planning and Building will monitor future grading or construction activities to assure the protection of on-site oak trees.

8. **At the time of application for construction permits**, the applicant shall submit construction plans showing the number of trees to be removed and the number of trees impacted as the result of the development. The plans shall show replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 6 oak trees

having a six inch diameter or larger at four feet from the ground shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Monitoring: If required after final map, will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building and/or the County Engineering Department, in consultation with the Environmental Coordinator. If required before final map, will be included in the map improvement plans.

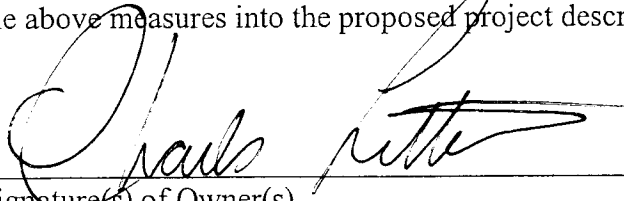
9. All oak trees to remain on-site that are within fifty feet of construction or grading activities on Parcels 1 and 2 will be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.


Monitoring: The Department of Planning and Building will monitor future grading construction activities to assure the protection of on-site oak trees.

10. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (smaller than six inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Monitoring: Department of Planning and Building, in consultation with the Environment Coordinator, will be available to advise applicants on tree trimmin issues.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature(s) of Owner(s)


Date

Name(s) (Print)

Charles Litten



3-24

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

THIS IS A NEW PROJECT REFERRAL

DATE:

3/23/01

FROM

Eng

(CO 01-0067)

FROM

SO Co Team

Litten / S 0002 74P
Project Name and Number

Development Review Section (Phone 781- 5183) ()

PROJECT DESCRIPTION:

Divide 10 ACS into two 5-AC

parcels.

401 Atoma Way

075,232,024

12/26/01

Return this letter with your comments attached no later than:

4/6/01

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

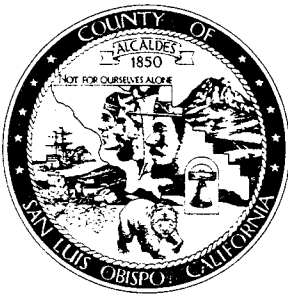
PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

RECOMMEND Approval — STOCKS ATTACHED. IF AN EROSION TRAIL
IS REQUIRED ADD STOCK # (4) A. D. OTHERWISE DELETE THAT ONE CONDITION.

12 April 2001
Date

Goodwin
Name

5252
Phone



COUNTY OF SAN LUIS OBISPO
HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT
Environmental Health Division
2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406-1489
Phone: (805) 781-5544 FAX: (805) 781-4211

Stephanie
3-25
Gregory Thomas, M.D., M.P.H.
Health Agency Director
Health Officer
Curtis A. Batson, R.E.H.S.
Director

March 29, 2001

Charles and Kim Litten
420 Aloma Way
Arroyo Grande CA 93420

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RE: TENTATIVE PARCEL MAP CO 01-0067/SR #1193 (LITTEN)

Water Supply

This office has on file satisfactory **preliminary** evidence of water. Be advised that comprehensive water well information will be required to include a well completion report and complete chemical analysis prior to approving the map for final recordation. If the twelve hour pump test is for a domestic well to be shared by both parcels, then a shared well agreement will also be required prior to final recordation.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet County and State requirements, should adequately serve the parcels.

CO 01-0067 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Pat Beck, Co. Planning

AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

3-26
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DATE: March 30, 2001

TO: South County Team
San Luis Obispo County Department of Planning and Building

FROM: Heather Tomley, Air Quality Specialist *HT*
San Luis Obispo County Air Pollution Control District

SUBJECT: Aloma Way (No. S00274)

District staff has reviewed the information contained in the referral from your office for a request for a parcel split of a 10 acre parcel zoned Residential Rural into two lots of 5 acres each. The property is located at Aloma Way in Arroyo Grande. We have the following comments regarding this proposal:

This project, like many others, falls below our emissions significance thresholds and is therefore unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are concerned with the cumulative effects resulting from the ongoing fracturing of rural lands and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency on private auto use as the only means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve line be retained as open space, agriculture and very low density residential development (20 acre or larger parcel).

We recognize that this proposed lot split, and many others like it, is allowable under current zoning in many areas. We also recognize that there are significant human interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar, rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable in the long run. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural physical resources and infrastructure that cannot be easily mitigated.

Unfortunately, adequate tools to address this problem are currently lacking. One potential solution to this ongoing dilemma is the County's "Transfer of Development Credit" program, which would allow rural property owners to be compensated for transferring their development rights to areas better suited for higher densities. We would urge the County Planning Department and Board of Supervisors to place a high priority on further development and aggressive implementation of this program. Until that is accomplished, we must recommend that parcel splits such as this be denied as inconsistent with the Clean Air Plan.

Again, we appreciate the opportunity to review the project. If you have any questions or comments please contact me at 781-5912.

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CDF/SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

Dan Turner, Chief

3-27

General Information 805/543-4244

FAX 805/543-4248

635 N. Santa Rosa • San Luis Obispo • California 93405

April 5, 2001

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County of San Luis Obispo
Department of Planning/Building
Attn: Ms. Stephanie Fuhs
County Government Center
San Luis Obispo, CA 93408

PARCEL MAP PLAN

Project Number: CO 00-0067 Name: Litten

The Department has reviewed the parcel map plans submitted for the proposed two parcel subdivision project located at 420 Aloma Way, Arroyo Grande. The property is located within the "high" fire hazard severity area, and will require a minimum 6-8 minute response time from the nearest County Fire Station.

THE OWNER OF THE PROJECT SHALL MEET THE MINIMUM FIRE AND LIFE SAFETY REQUIREMENTS OF THE UNIFORM FIRE CODE (1997 EDITION) WITH AMENDMENTS.

THE FOLLOWING STANDARDS ARE REQUIRED.

WATER STORAGE TANK

- A minimum of 2,500 gallons of water in storage shall be required for each residences on parcels 1 & 2.
- Each emergency water tank shall have a:
 1. automatic fill,
 2. sight gage,
 3. venting system,
 4. minimum 4-inch plumbing schedule 40 PVC or iron pipe
- The system shall gravity drain to a **residential fire connection**.

WATER SUPPLY CONNECTION

- **One residential fire connection shall be required for each residence.**
- The connection shall be:
 1. on the driveway approach to each residence,
 2. not less than 50 feet, or exceed 150 feet from the residence,
 3. within 8 feet of driveway,
 4. two feet above grade,
 5. brass with 2½ inch National Standard male hose thread and cap,
 6. identified by a blue reflector,
 7. 8 feet from flammable vegetation.
- The Chief shall approve other uses not identified.



PROVIDING COOPERATIVE FIRE PROTECTION AND RESCUE SERVICES
TO THE CITIZENS OF SAN LUIS OBISPO COUNTY



3-28

ROADS STANDARDS

Access roads provide vehicular access to more than one lot of record or to one lot of record with more than four dwelling units.

- Access road widths shall be a minimum of 18 feet.
- Access roads shall have an unobstructed vertical clearance of not less than 13' 6".
- Access roads shall be named and signed.
- Road naming and signing shall occur prior to building final.
- Road name and sign information is available by phoning 781-5199.

DRIVEWAY STANDARDS

- The driveway width shall be 16 feet.
- A driveway exceeding **300** feet shall provide turnaround within 50 feet of the residence.
 1. Turnarounds shall be a minimum 40-foot radius or a hammerhead/T 60 feet long.

ACCESS ROAD AND DRIVEWAY SURFACES

- Access roads and driveways surfaces shall be:
 1. All weather surfaced to a maximum grade of less than 12%.
 2. Asphalt or concrete with a non-skid finish for any grade exceeding 12% to a maximum grade of 16%.
 3. Meet a load capacity of 20 tons

ADDRESSING

- Legible address numbers shall be placed on all residences.
- Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

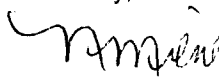
- To each side of roads and driveways a 10-foot fuelbreak shall be provided.
- Maintain around all structures a 30-foot firebreak.
 1. This does not apply to landscaped areas and plants.
- Remove any part of a tree that is within 10 feet of a chimney outlet.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION

- The project shall require final inspection. **Allow five (5) working days for final inspection.** When the safety requirements have been completed, **call the Fire Prevention Secretary at 543-4244, ext.2220**, and arrange for a final inspection.

If I can provide additional information or assistance, please call 543-4244, ext. 2125. **Office hours 8:00 a.m. to 5:00 p.m., Tuesday through Friday.**

Sincerely,


Gilbert R. Portillo
Fire Inspector

C: Mr. Charles Litten, owner

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2001 MAR 23 PM 1:21

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

APR 09 2001

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

Planning & Bldg
(001-0067)

DATE: 3/23/01 0105101

FROM: Parks & Rec

TO: FROM: So Co Team

Litten / S000274P
Project Name and Number

Development Review Section (Phone 781- 5183) ()

PROJECT DESCRIPTION: Divide 10 Acs into two 5-Ac
parcels.

Return this letter with your comments attached no later than: 4/6/01

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

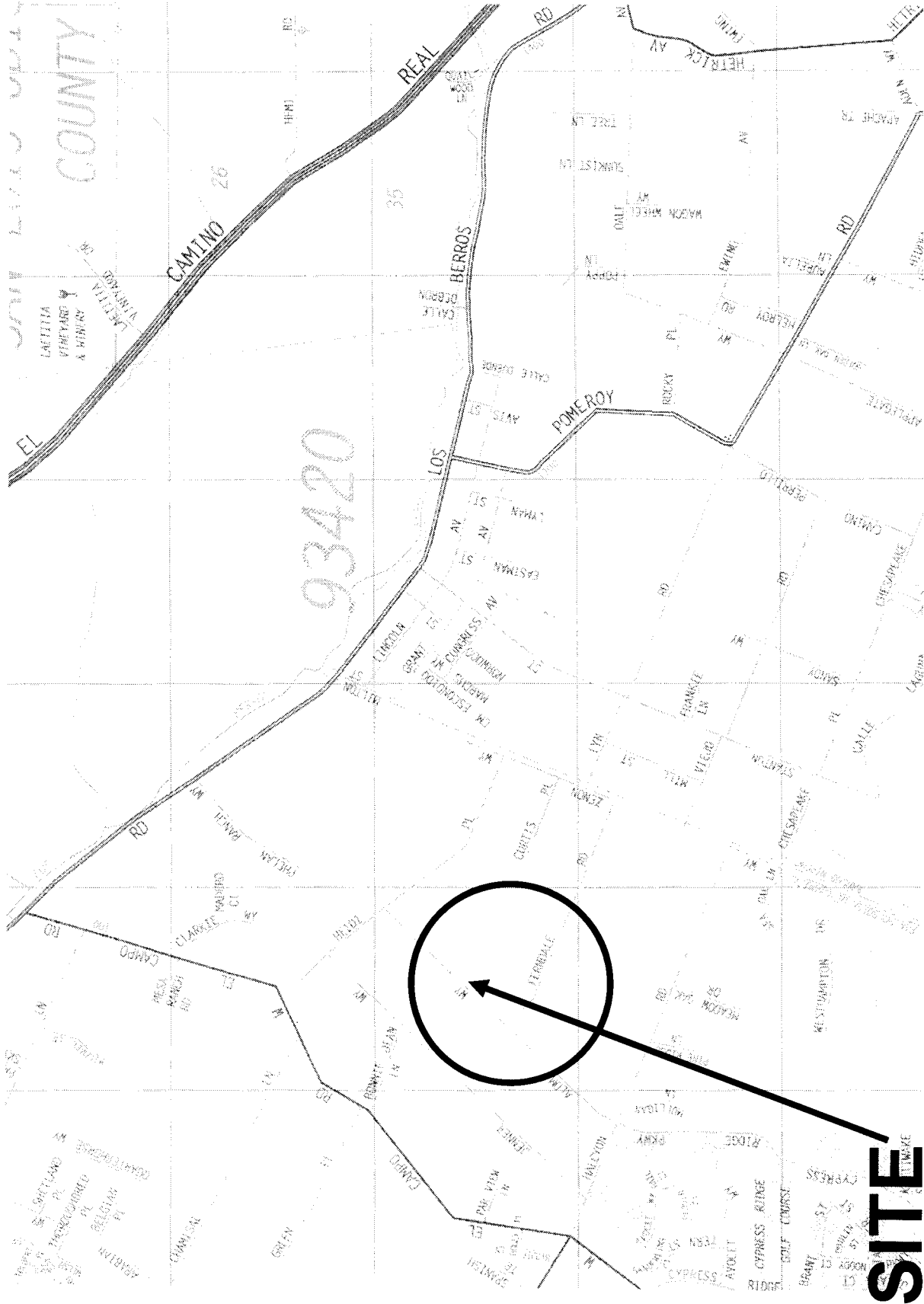
① Require payment of Quimby and applicable Building
Division fees.

② Require a trail along Aloma Way to County's A-1 (x)
Standard

04/05/01
Date

Tom Dileo
Name

84089
Phone



PROJECT

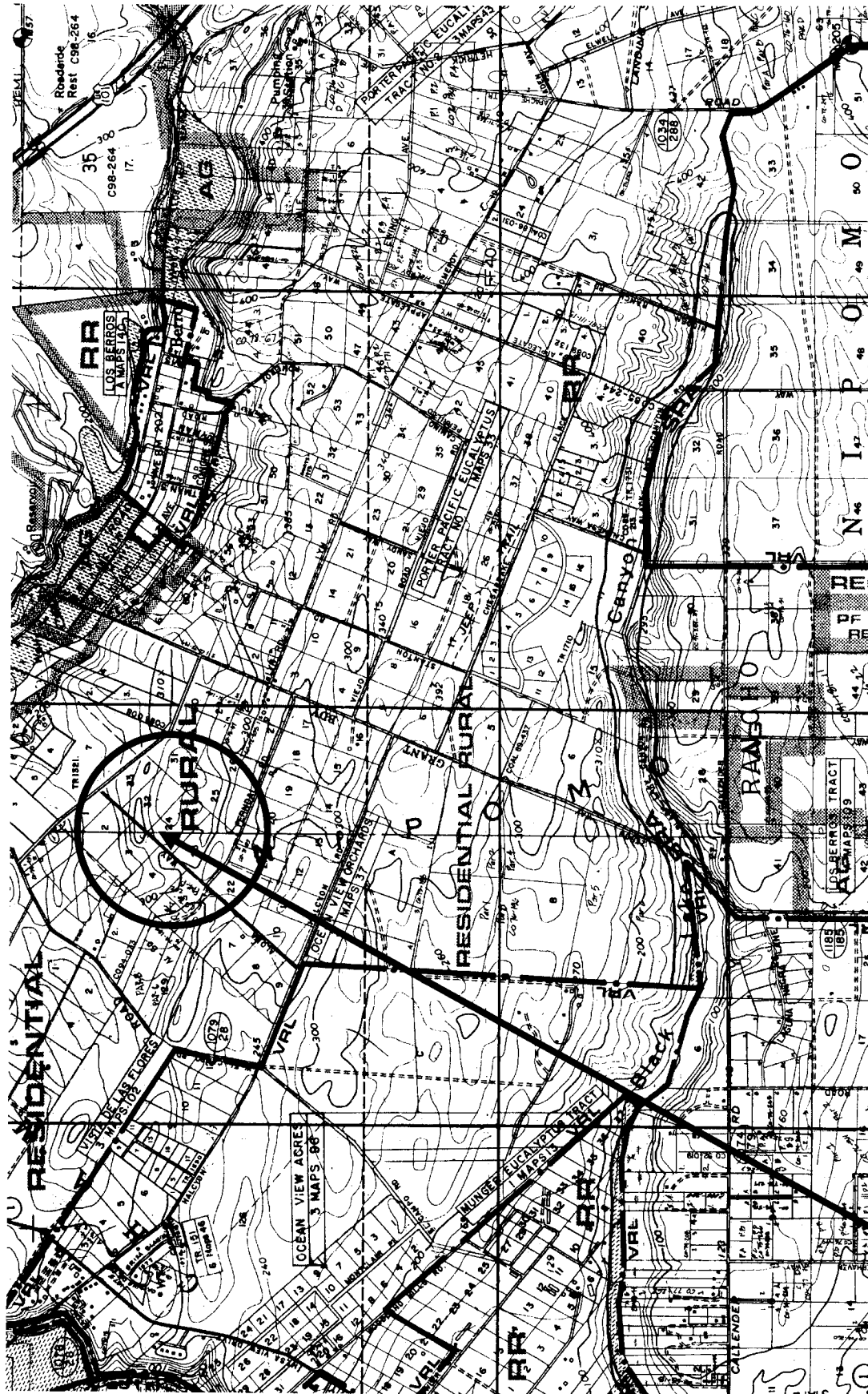
Parcel Map
Litten S000274P

EXHIBIT

Vicinity Map



SITE



SITE

PROJECT

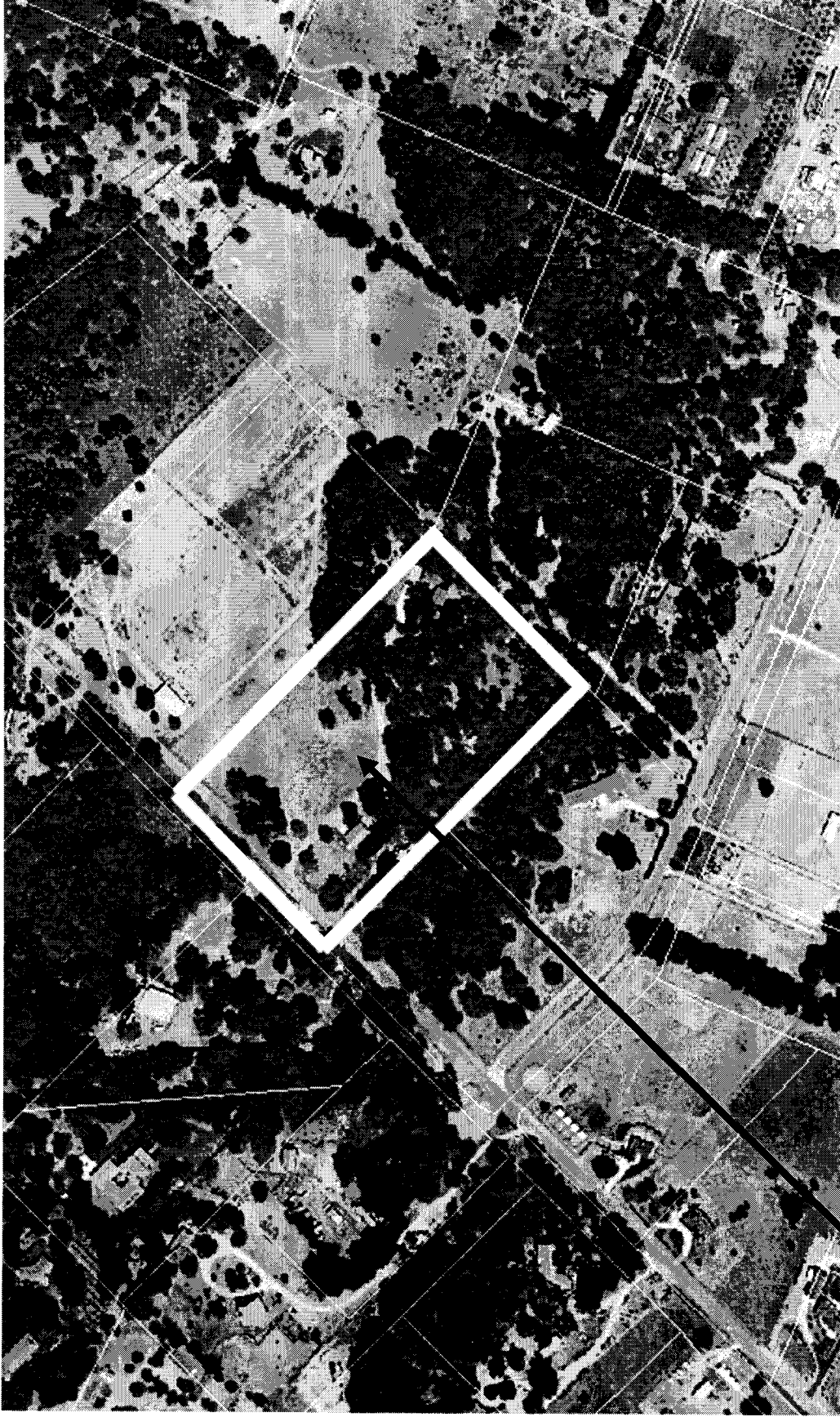
Parcel Map
Litten S000274P



EXHIBIT

Land Use Category

3-32



SITE

PROJECT

Parcel Map
Litten S000274P

EXHIBIT

Aerial





Site Plan



PROJECT

Parcel Map
Litten S000274FF

